

**Kentucky Board of Home Inspectors  
101 Sea Hero Road, Suite 100  
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman  
Ralph J. Wirth, Vice Chairman**

**Board Meeting  
December 13, 2005  
9:00 am**

**Minutes**

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**Board Members Attending:**

Ray Sandbek, Chairman  
Ralph Wirth, Vice Chairman  
Floyd Van Cook  
James Forest Cooper

Jo Gawthrop  
David Michael Green  
William J. Welty Sr.

**Board Members Absent:**

William D. Bramble  
Linda Swearingen

**Staff Attending:**

Terry M. Slade, Director BCE  
David Reichert, General Counsel

Dawna King, Admin. Specialist III, BCE

**Guest Attending:**

Bob Weiss, KY Home Builders Association  
Betty Whitaker, KMHI  
John Bowman, NACHI  
Michael Clemens, ICC

Noel Zak, NHIE  
Scot Tully, NAHI  
Montserrat Torres, NAHI

**Meeting Called to Order**

Mr. Sandbek called the meeting to order. Mr. Sandbek went over the list of presenters that were going to speak to the board.

**Minutes**

Previous minutes discussed. Ms. Gawthrop made motion to approve the minutes. Mr. Welty seconded the motion. Motion carried, all concurred.

## **Old Business**

Mr. Welty went over the handouts from Kentucky Manufactured Housing Institute. These handouts pertained to the training that KMHI was offering for the training of home inspectors for installation for Manufactured Homes. KMHI has a 5 hour Continuing Education Installer Course at \$45.00 for KMHI Members or \$245.00 Non-Member fee. They have a 15 hour Initial Certified Installer Course at \$150.00 KMHI Member or \$350.00 Non-Member fee. Some discussion on whether the board would accept this education course. Discussion on the 6 hour Manufactured Housing training requirement, what type of training the 6 hours should include compared to the 15 hour Initial Course given by KMHI. Mr. Cooper suggested that the board require certain things a home inspector would need to look for on a manufactured home. The home inspector will not need the training of how to install a manufactured home. Betty Whitaker of KMHI agreed with Mr. Cooper and stated that KMHI is willing to work with the board to set up training for the home inspectors on manufactured homes. Board discussed the proposal to make changes to the Kentucky Standards of Conduct under "The licensed home inspector shall not" Statement #2. Mr. Bob Weiss, of the Kentucky Home Builders Association, stated that #2 of the Proposed Kentucky Standards of Conduct echoes the National Association of Home Inspectors. Mr. Green thinks that the board needs to change the wording to this statement. Change #2 to state: (Design or perform repairs or modifications to a residential building on which he has performed a home inspection as a result of the findings of the home inspection report within 12 months after the date he performed the home inspection, except in cases where the home inspector purchased the residence after he performed the inspection.) Detailed discussion on this statement. Mr. Cooper asked if the board had set up a pre-inspection agreement. Board has not as yet. Went on to talk about what could be included in this pre-inspection agreement. Mr. Sandbek stated that the further discussion will be discussed at next meeting.

## **New Business**

Testing Vendors did presentation. Mr. John Bowman, of National Association of Certified Home Inspectors, did his presentation with handouts for the board members and went over these handouts. He opened with stating that compared to all initial exams are the basics of home inspections. They basically separate who should be in the home inspection business and who should not. NACHI Online Inspector Examination is Free. Proctored examinations may entail processing and administrative fees by the proctoring establishment (Colleges, Universities and or other Testing Center) could cost \$25.00. Mr. Bowman stated that Henderson Community College, Hopkinsville Community College, Madisonville Community College, Southeast Community College and Maysville Community College in Kentucky have contracted with NACHI to give a proctored test. NACHI test can only be taken online. Mr. Bowman stated that NACHI can make a home inspection test just for Kentucky. They have made one for the state of New York. Mr. Bowman went over the rest of the handout about the NACHI national exam in some detail.

Ms. Noel Zak, National Home Inspector Examination. Ms. Zak did presentation on what NHIE can offer to the KBHI as far as a national exam. Their test will cost \$195 each time the test is taken. NHIE only purpose is to develop and maintain and administer the National Home Inspector Examination. Went over NHIE handouts in detail. Ms. Zak stated that it could take up to 18 months to develop the exam for Kentucky. Ms. Zak stated that NHIE is a test of competency not test of knowledge. Competency testing shows that you have the knowledge skills and understand the task required to perform at a certain level. Went on to discuss NHIE procedures as far as what is involved with making the test itself. Their test cannot be accessed online but at testing centers.

### **Break for Lunch**

### **New Business Continued**

Scot Tully and Montserrat Torres, National Association of Home Inspectors, did their presentation. Mr. Tully started by talking about the development of NAHI. Presentation covered the test given by NAHI and steps taken to come up with these test. Their testing exam would cost \$120-\$150 for the exam. Detailed discussion on what the board would require on test.

Michael Clemens, International Code Council, did his presentation. Gave the board members handouts about ICC and services that they provide. Went over the handouts. Presentation ended at 2:30 pm. ICC does not have a test ready nor could they get a test made in the time allowed to start the licensing program for home inspectors.

Board went on to discuss the presenters and try to make a decision from the 4 testing vendors.

Mr. Green thinks that NACHI is the only testing vendor ready to have a test for the Kentucky home inspector licensing program. Mr. Wirth disagreed and stated that the NACHI test was unreliable, their test has not been updated in several years and it has no validity to it. Mr. Green made a motion that board accept NACHI, NAHI and ICC as the testing vendors until the board writes its own standards and have ICC write up a test for Kentucky home inspectors. The motion was not seconded.

Mr. Cook made a motion that the board accepts NHIE as the testing vendor for testing if they can guarantee the board that they can meet the board's requirements for a test in Kentucky by the deadline of April 1, 2006. Jo Gawthrop seconded motion. Discussion. Mr. Wirth will support motion if the board has a back-up position. Mr. Wirth made an amendment to Mr. Cook's motion to add NAHI to his motion. Mr. Cooper seconded the amendment to Mr. Cook's motion. Motion carried with 4 board members agreed 2 members opposed. To Mr. Cook's original motion, motion carried, all concurred. Thank you letter to go out to NACHI and ICC thanking them for their presentations. Letter to NHIE and NAHI to asking them to if they can comply with the boards requirements. David Reichert will write letters.

### **Agenda for next meeting**

Meeting will start at 9:00 am. Go over the Course Provider Application, Pre-Inspection Agreement, Standards of Conduct and Revisit Testing Vendors. Mr. Wirth made motion to adjourn meeting. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

### **Adjournment**

Meeting adjourned at 4:00 pm. Next meeting is scheduled for January 3, 2006 at 9:00 am in the Conference Room at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405. Mr. Wirth made a motion to adjourn the meeting. Ms. Gawthrop seconded motion. Motion carried, all concurred.